



**STAFF HEARING OFFICER
AGENDA**

**Susan Reardon
Staff Hearing Officer/Senior Planner**

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, APRIL 8, 2009
9:00 A.M.**

Website: www.SantaBarbaraCa.gov

NOTICES:

This regular meeting of the Staff Hearing Officer will be broadcast live on City TV-18, and on your computer via www.santabarbaraca.gov/Government/Video/ City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on *Friday at 1:00 p.m.* An archived video copy of this meeting will be viewable on computers with high speed internet access the following Monday at www.santabarbaraca.gov/Online Meetings.

This agenda schedule is subject to change. It is recommended that applicants and interested persons arrive at 9:00 A.M.

The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, please contact City Planning staff at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday.

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at www.SantaBarbaraCa.gov/sho. Materials related to an item on this agenda submitted to the Staff Hearing Officer after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Comments from members of the public pertaining to items not on this agenda.
[Due to time constraints, each person is limited to two (2) minutes.]

II. PROJECTS:

A. APPLICATION OF DAVE TABOR, AGENT, FOR DAN SECORD, PROPERTY OWNER, 416 & 418 MONTGOMERY STREET, APN 025-393-003, R-2 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2008-00131)

The project consists of a proposal to convert two existing, one-story residential units to condominium units on an 8,598 square foot lot in the Mission Area Special Design District. The unit at 418 Montgomery Street is a 1,346 square foot three-bedroom unit. The unit at 416 Montgomery Street is a 1,063 square foot two-bedroom unit. An existing, detached 360 square foot two-car garage will remain. The proposal includes the addition of exterior storage spaces for each unit and two uncovered parking spaces (one for each unit) along the private alley off of Montgomery Street.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create two (2) residential condominium units (SBMC 27.07 and 27.13);
2. A Condominium Conversion Permit to convert two (2) existing residential units to two (2) condominium units (SBMC § 28.88).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301, Existing Facilities, for the division of existing multiple-family residences into common interest ownership.

Case Planner: Kelly Brodison, Assistant Planner
Email: kbrodison@santabarbaraca.gov

B. APPLICATION OF LAURA BRIDLEY ON BEHALF OF THE GARDNER FAMILY TRUST, 1600 W MOUNTAIN DRIVE, APN 021-050-033, A-1 ONE-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2008-00518)

The 18.26 acre project site was previously developed with a 2,506 square-foot single-family residence, a 980 square-foot pool house, a 630 square foot green house and a 782 square foot garage. The house was destroyed in the Tea Fire and the pool house was partially damaged. The green house and garage were not damaged. All of the accessory structures were previously approved with Modifications. The proposed project is a request to rebuild a new single-family residence with an attached four car carport and convert the existing garage to a storage building. The discretionary applications required for this project are Modifications to permit accessory building floor area in excess of 500 square feet and garage floor area greater than 750 square feet (SBMC §28.87.160).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15269(a).

Case Planner: Betsy Teeter, Planning Technician
Email: bteeter@santabarbaraca.gov

C. **APPLICATION OF DALE PEKAREK FOR DUNCAN & MARIA THERESA THOMAS, 428 CONEJO ROAD, APN 019-061-011, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2009-00110)**

The 6,711 square foot project site is a through lot with frontage onto Conejo Road to the east and west. The lot was previously developed with a single family residence and attached one-car garage, which were destroyed in the Tea Fire. The proposed project involves the reconstruction of the previous structures and the addition of a 411 square foot second story for the residence. The discretionary application required for this project is a Modification to permit 125 square feet of the second story to be located within the required 35' foot front setback (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15269(a).

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@santabarbaraca.gov

D. **APPLICATION OF ENSBERG JACOBS DESIGN FOR ALAN AND KATHERINE VAN VLIET, 1041 MISSION RIDGE ROAD, APN 019-031-015, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2008-00572)**

The 2.15 acre site is currently developed with a single family residence, attached garage, swimming pool and cabana. The proposed project involves the replacement of a pedestrian entry gate and fence. The discretionary application required for this project is a Modification to permit the gate and fence to exceed 3 ½' in height when located within ten-feet of a front lot line (SBMC §28.87.170).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@santabarbaraca.gov

E. **APPLICATION OF LORI KARI FOR ANDREA KELLY, 462 CONEJO ROAD, APN 019-061-016, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2009-00122)**

THIS ITEM HAS BEEN POSTPONED TO APRIL 22, 2009

The 8,025 square foot project site was previously developed with a single-family residence and detached one-car garage, which were destroyed in the Tea Fire. The project consists of construction of a 1,895 square foot two-story house and detached one-car garage. The discretionary applications required for this project are Modifications to permit new construction within the required fifteen-foot interior setback and parking within the required 35' front setback (SBMC §28.15.060, 28.90.001 & 100).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15269(a).

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@santabarbaraca.gov

III. ADJOURNMENT:

CITY OF SANTA BARBARA STAFF HEARING OFFICER MEETING PROCEDURES

The public is invited to speak on any item on the Staff Hearing Officer Agenda. After receiving recognition from the Staff Hearing Officer, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Staff Hearing Officer introduces the item is as follows:

1. Presentation by Staff (3 minutes)*.
2. Presentation by Applicant (5 minutes)*.
3. Public Hearing*.
4. Additional response by Applicant/Staff (5 minutes)*.
5. Questions and comments by the Staff Hearing Officer.
6. Staff Hearing Officer Consideration of Findings and Conditions of Approval.
7. Action taken by the Staff Hearing Officer.

***Time may be extended or limited by the Staff Hearing Officer.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Staff Hearing Officer may limit time allotted to each speaker.

WRITTEN COMMENT PROCEDURE: Written testimony is invited and will be entered into the public record. Written information can be submitted prior to the meeting to the Planning Division Office, 630 Garden Street. Only one copy is required. Longer written statements must be submitted as early as possible to allow the Staff Hearing Officer time to adequately consider the information. The preferred submittal time for written statements is Friday at noon for the following Wednesday's meeting. Written statements submitted at the meeting are limited to two (2) pages and three (3) copies are required.

It is not possible to determine the precise time an item will be heard. The Staff Hearing Officer meetings are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Staff Hearing Officer.

APPEALS AND SUSPENSIONS: Some of the items before the Staff Hearing Officer may be appealed to the Planning Commission or the City Council pursuant to Santa Barbara Municipal Code Section 27.40.060, Appeals and Suspensions. The Planning Commission may take action to suspend any decision of the Staff Hearing Officer and schedule a public hearing before the Planning Commission to review said decision. Any appeal or suspension must be filed with the Community Development Department within ten calendar days of the date of the Staff Hearing Officer's decision. For further information on appeals or suspensions, contact the Planning Division Staff.

Any further information on the Staff Hearing Officer or Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at (805) 564 -5470.

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